

**LEGALS****PRINCE GEORGE'S COUNTY GOVERNMENT**  
BOARD OF LICENSE COMMISSIONERS**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That the following establishments have filed for a Special Entertainment Permit pursuant to Section 6-201 of Article 2B of the Annotated Code of Maryland:

t/a Big Daddy's Barbeque & Discount Liquors  
Class B+, Beer, Wine and Liquor  
Big Daddy's Barbeque and Discount Liquors, LLC  
9430 Annapolis Road  
Lanham, 20706

And

t/a Cococabana  
Class B, Beer, Wine and Liquor  
Cocody, Inc.  
2031 A University Blvd.  
Hyattsville, 20783

And

t/a Crossroad's  
Class B, Beer, Wine and Liquor  
BDG Associates of Maryland, Inc.  
4103 Baltimore Avenue  
Bladensburg, 20710

And

t/a Crystal's  
Class B, Beer, Wine and Liquor  
Crystal LLC  
1401 University Blvd.  
Hyattsville, 20783

And

t/a Cuzco Restaurant #2  
Class B, Beer, Wine and Liquor  
Cuzcorp, Inc.  
2051 University Blvd.  
Hyattsville, 20783

And

t/a El Bucanas Cafe  
Class B, Beer, Wine and Liquor  
El Bucanas Café, Inc.  
5409 Kenilworth Avenue  
Riverdale, 20737

And

t/a El Gran Chaparral  
Class B, Beer, Wine and Liquor  
El Gran Chaparral, Inc.  
8307 Annapolis Road  
New Carrollton, 20784

And

t/a Galaxy Sports Bar  
Class B (BLX), Beer, Wine and Liquor  
Y.S. Enterprises, Inc.  
2031 University Blvd.  
Hyattsville, 20783

And

t/a Golden Bull  
Class B, Beer, Wine and Liquor  
Coach Lamp Inn, Inc.  
9107 Riggs Road  
Adelphi, 20783

And

t/a Hampton Conference Center  
Class B (BCE), Beer, Wine and Liquor  
Metro Health-Tech Services, LLC  
207 West Hampton Place  
Capitol Heights, 20743

And

t/a King Kong Restaurant  
Class B, Beer, Wine and Liquor  
East Wind, Inc.  
2350 University Blvd. E  
Adelphi, 20783

And

t/a Lee's Restaurant  
Class B+, Beer, Wine and Liquor  
Lee's Liquors and Restaurant, LLC  
2903 Hamilton Street  
Hyattsville, 20782

And

t/a Marygold's  
Class B, BCE, Beer, Wine and Liquor  
Nothin But A Party Production, LLC  
8827 Annapolis Road  
Lanham, 20706

And

t/a Radisson Hotel (Largo)  
Class B(BH), Beer, Wine and Liquor License  
Paramount Largo Beverage, LLC  
9100 Basil Court  
Largo, 20774

And

t/a Restaurant Brentwood  
Class B(AE), Beer, Wine and Liquor License  
Restaurant Brentwood, Inc.  
4400 Rhode Island Avenue  
North Brentwood, 20722

And

t/a Sassafras Lounge & Restaurant  
Class B, Beer, Wine and Liquor  
Second Act, LLC  
12500 B Fairwood Parkway  
Bowie, 20720

And

t/a Stone Fish Grill  
Class B(BLX), Beer, Wine and Liquor  
Shiva Foods, Inc.  
880 Capital Centre Blvd.  
Largo, 20774

And

t/a Taste of the Caribbean  
Class B, Beer, Wine and Liquor  
Taste of the Caribbean, Inc.  
505 Hampton Park Blvd.,  
Suites A & B  
Capitol Heights, 20743

And

t/a Tick Tock Liquor & Restaurant  
Class B+, Beer, Wine and Liquor  
Melhi Corporation  
1820 University Blvd.  
Hyattsville, 20783

And

t/a Yanny's Pizzeria  
Class B (BLX), Beer, Wine and Liquor  
Yanny's Pizzeria, LLC  
6339 Allentown Road, Unit A  
Camp Springs, 20748

A Public Hearing will be held on:

December 14, 2011  
6:00 p.m.  
County Service Building  
5012 Rhode Island Avenue  
Hearing Room 200  
Hyattsville, Maryland 20781

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS  
(Liquor Control Board)

Attest:  
Diane M. Bryant  
Administrative Assistant  
November 14, 2011  
102613 (11-24,12-1)

**ZONING HEARINGS**

ZONING HEARINGS ON THE FOLLOWING APPLICATIONS WILL BE HELD BY THE ZONING HEARING EXAMINER ON

WED., JAN. 4, 2012

ROOM 2190, 2ND FLOOR  
COUNTY ADMINISTRATION  
BUILDING  
UPPER MARLBORO, MD.

AT 9:30 A.M.

**VALIDATION OF PERMIT ISSUED IN ERROR:****SEAT PLEASANT (18TH) ELECTION DISTRICT:**

No. ERR-221 -- Application of DDL Enterprises, LLC, Owner, for VALIDATION OF PERMIT ISSUED IN ERROR, at the property containing approximately 3.15 acres of land, zoned R-T, identified as 1301 and 1309 Oates Place, Capital Heights.

By Order of the County Council  
Prince George's County, Maryland  
Ingrid M. Turner, Chair

Attest: Redis C. Floyd  
Clerk of the Council  
102628 (12-1)

**MECHANIC'S LIEN SALE**

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on December 19th, 2011. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 5651T 2002 SKYL MOBILE HOME  
VIN# 49110306P  
LYONS CREEK ESTATES  
1007 LOWER PINDELL RD  
LOTHIAN

LOT# 5740 2006 INTERNATIONAL AL 4300  
VIN# 1HTMMAAM16H344706  
GENERAL AUTO SERVICE, INC  
4635 BALTIMORE AVE  
HYATTSVILLE

LOT# 5755 2003 DODGE TRUCK Durango-V8  
VIN# 1D4HR58N53F564494  
LOTHIAN SUNOCO  
5511 SO MARYLAND BLVD  
LOTHIAN

LOT# 5762 2006 KAWASAKI ZX14  
VIN# JKBZXNA106A008695  
HILLTOP AUTOBODY & FENDER  
524 E 25TH STREET  
BALTIMORE

LOT# 5764 2002 FORD Taurus-V6  
VIN# 1FAFP55U32A181189  
SHORELINE AUTOMOTIVE INC  
29545 CHILCUTT RD  
EASTON

LOT# 5765 1997 TOYOTA Corolla-4 Cyl.  
VIN# 2T1BA02E2VC206657  
SAVCO AUTO/DLT  
1701 EAST JOPPA RD

**LEGALS**

BALTIMORE

LOT# 5766 1999 CHEVROLET TRUCK Tahoe-V8  
VIN# 1GNEK13R5XJ510842  
DR FIX IT ALL  
4213 REISTERSTOWN RD  
BALTIMORE

LOT# 5767 2003 CHEVROLET TRUCK Trailblazer-I6  
VIN# 1GNNDT13S13225958  
STAR VALLEY INC DBA AAMCO TRANS  
7596 ANNAPOLIS ROAD  
LANHAM

LOT# 5768 1999 NISSAN Quest-V6  
VIN# 4N2XN11TXXD814378  
STAR VALLEY INC DBA AAMCO TRANS  
7596 ANNAPOLIS ROAD  
LANHAM

LOT# 5769 2006 SATURN RELAY-V6  
VIN# 5GZDV03L96D150813  
STAR VALLEY INC DBA AAMCO TRANS  
7596 ANNAPOLIS ROAD  
LANHAM

LOT# 5770 2004 CADILLAC CTS-V6  
VIN# 1G6DM577140185867  
STAR VALLEY INC DBA AAMCO TRANS  
7596 ANNAPOLIS ROAD  
LANHAM

LOT# 5771 2002 VOLKSWAGEN Jetta  
VIN# 3VWRK69M32M067912  
STAR VALLEY INC DBA AAMCO TRANS  
7596 ANNAPOLIS ROAD  
LANHAM

LOT# 5773 1997 GMC LIGHT DUTY Sierra 1500 Pickup-V8  
VIN# 1GTEK19R0VE529868  
LOWES AUTOMOTIVE  
103-A SHOPPING CENTER ROAD  
STEVENSVILLE

LOT# 5774 1996 DODGE RAM 2500  
VIN# 1B6KC26C0TS688558  
LOWES AUTOMOTIVE  
103-A SHOPPING CENTER ROAD  
STEVENSVILLE

**TERMS OF SALE: CASH PUBLIC SALE**

The Auctioneer reserves the right to post a Minimum Bid

Freestate Lien & Recovery, Inc.  
610 Bayard Road  
Lothian, MD 20711  
410-867-9079

102631 (12-1,12-8)

**PRINCE GEORGE'S COUNTY GOVERNMENT**  
BOARD OF LICENSE COMMISSIONERS**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That the following establishments have filed for a Special Entertainment Permit pursuant to Section 6-201 of Article 2B of the Annotated Code of Maryland:

t/a Chessie's Chesapeake Grill  
Class B, Beer, Wine and Liquor  
Patuxent Restaurant Services, Inc.  
4500 Crain Highway  
Bowie, 20716

And

t/a Greenbelt Marriott Hotel  
Class B (BH), Beer, Wine and Liquor  
Marriott's Greenbelt Hotel Service, Inc.  
6400 Ivy Lane  
Greenbelt, 20770

And

t/a Martin's Crosswinds  
Class B (BCE), Beer, Wine and Liquor  
Martin's, Inc.  
7400 Greenway Center Drive  
Greenbelt, 20770

And

t/a Martin's of Upper Marlboro  
Class B (BCE), Beer, Wine and Liquor  
Martin's of Upper Marlboro, Inc.  
13901 Central Avenue  
Upper Marlboro, 20774

And

t/a Metro Points Hotel  
Class B (BH), Beer, Wine and Liquor  
JMD Food, LLC  
8500 Annapolis Road  
New Carrollton, 20784

And

t/a Resident Inn Washington DC/National Harbor  
Class B (BH), Beer, Wine and Liquor  
Resident Inn by Marriott, LLC  
192 Waterfront Street  
National Harbor, 20745

And

t/a Westin National Harbor  
Class B (BH), Beer, Wine and Liquor  
Brentwood National Harbor Liquor Holding, LLC  
171 Waterfront Street  
National Harbor, 20745

A Public Hearing will be held on:

December 20, 2011  
12:00 Noon  
County Service Building  
5012 Rhode Island Avenue  
Hearing Room 200  
Hyattsville, Maryland 20781

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS  
(Liquor Control Board)

Attest:  
Diane M. Bryant  
Administrative Assistant  
November 28, 2011  
102632 (12-1,12-8)

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

IN THE MATTER OF THE PETITION OF APPOINTMENT OF A GUARDIAN OF A MINOR CHILD

Case No: CAE11-21676

**ORDER OF PUBLICATION**

This is to give notice that on the 26th day of August, 2011, a Petition for Guardianship of a Minor Child, TRESCHNEA ANTOINETTE YATES was filed in the Circuit Court for Prince George's County, Maryland, by CATHY CROSS, Petitioner, against JANET T. YATES, birth mother, and DAVID (LAST NAME UNKNOWN). The birth mother, JANET T. YATES, last known address is 1120 Trenton Place, SE., Washington, DC 20032, and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE11-21676, Guardianship of Minor Child, is that she be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 15th day of November, 2011, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 15th day of December, 2011, giving notice to DAVID (LAST NAME UNKNOWN), birth father, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 19th day of December, 2011 why the relief requested should not be granted.

MARILYN M. BLAND  
CLERK

102614 (11-24,12-1,12-8)

S. Kennon Scott  
133 Defense Highway, Suite 205  
Annapolis, MD 21401  
410-224-7077

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FLOY E. SUMMERS

Notice is given that Marion M. Mirehouse whose address is 4411 Hargrove Rd., Temple Hills, MD 20748 was on November 14, 2011 appointed personal representative of the estate of Floy E. Summers who died on October 3, 2011 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of May, 2012.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MARION M. MIREHOUSE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773

Estate No. 88966  
102635 (12-1,12-8,12-15)

**LEGALS**

PRINCE GEORGE'S COUNTY GOVERNMENT

**BOARD OF LICENSE COMMISSIONERS**  
DECEMBER 20, 2011

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of Article 2B.

NEW – BLX

Ki Sok Kim, Member-Manager, Mark S. Choe, Member-Manager for a Class B, BLX, Beer, Wine and Liquor License for the use of Mad for Chicken at Woodmore, LLC, t/a Mad for Chicken, 9101 Woodmore Centre Drive, #322, Lanham, 20706.

TRANSFER

Kirit Kumar Purshottamdas Pater, Managing Member for a Class A, Beer, Wine and Liquor License for the use of Savita, LLC, t/a Brandywine Liquors, 14121 Brandywine Road, Brandywine, 20613 transfer from 14121 Brandywine Road, Inc., t/a Brandywine Liquors, Lani Onjoo Letwin, President/Treasurer, Edward O. Nelson, Secretary.

Randolph McKinney, Jr., President, Robert Laurence McKinney, Vice President for a Class B, Beer, Wine and Liquor License for the use of Proud Mary, Inc., t/a Proud Mary, 13600 King Charles Terrace, Fort Washington, 20744 transfer from Proud Mary, Inc., t/a Proud Mary, Frank Tatum, President, Recy Tatum, Secretary/Treasurer.

Rakeshkumar M. Patel, Member-Manager for a Class B+, Beer, Wine and Liquor License for the use of Aaryan, LLC, t/a Tucker's Restaurant and Liquors, 9205 Marlboro Pike, Upper Marlboro, 20772 transfer from Aaryan, LLC, t/a Tucker's Restaurant & Liquors, Shilpaben B. Patel, Member-Manager.

NEW

Miranda Foster, Member Class B, Beer, Wine and Liquor License for the use of BBP of College Park Beverages, LLC, t/a Bobby's Burger Palace, 8150 Baltimore Avenue, College Park, 20740

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, December 20, 2011.

Additional information may be obtained by contacting the Board's Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:  
Diane M. Bryant  
August 4, 2011

102625 (12-1,12-8)

**LEGALS**

PRINCE GEORGE'S COUNTY GOVERNMENT

**BOARD OF LICENSE COMMISSIONERS****NOTICE OF PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on January 26, 2012 and will be heard on March 27, 2012. Those licenses are:

Class D, Beer – 17 D 5

Class B, BH, BLX, CI, DD, BCE, Beer, Wine and Liquor License - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

Public Hearings are also scheduled for February 1, 2012 and February 8, 2012 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:  
Diane M. Bryant  
August 26, 2011  
102624 (12-1,12-8)

BIG TINY TOWING  
AUTO CLINIC, INC.  
6118 Central Ave.  
Capitol Heights, MD 20743  
434-547-2652

**MECHANIC'S LIEN SALE**

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, the undersigned lienor will sell at public auction for storage, repairs, and other lawful charges:

1990 HONDA 4 DOOR  
VIN#: 1HGCB7652LA059196

Big Tiny's Towing will offer for sale at public auction at 6118 Central Avenue, Capitol Heights, MD on Saturday, December 10, 2011 at 10:00 A.M.

Terms of Sale—CASH.  
Lienor reserves the right to bid.

Big Tiny's Towing & Auto Clinic;  
Lienor

102622 (12-1,12-8)

**MECHANIC'S LIEN SALE**

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, Hope Auto Service will sell the following vehicle(s) at public auction for storage, repairs, and other lawful charges on:

DECEMBER 9, 2011  
AT 10:00 A.M.

AMERICAN FLEET SALES  
AND SERVICE, CAPITOL  
HEIGHTS, MD  
2000 FORD FRDB450  
VIN#: 1FDXE45F1YHA94564

Sale to be held at:  
J & M Auto  
5921 Arbor Street  
Hyattsville, MD 20781

Terms of Sale—CASH.  
Lienor reserves the right to bid.

102626 (12-1,12-8)

The  
Prince  
George's

Post

Newspaper

Wishes

Everyone

a Safe

Weekend

\*\*\*\*\*

REMEMBER

DON'T

DRINK AND

DRIVE!

CALL:

301-627-0900

FAX:

301-627-6260

**LEGALS**

**ORDER OF PUBLICATION**

HOPKINS CREEK PROPERTIES  
1302 St. Paul's Way  
Crownsville, Maryland 21032

Plaintiff

vs.

Ruth A. Lombard, Devisee  
3305 Brooklawn Terrace  
Chevy Chase, MD 20815-3934

And

Prince George's County, Maryland  
Serve: David S. Whitacre  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

and

All unknown owners of the property described below, their heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple property and premises situate in Vansville, 1st Election District and described as follows: 15,481 Sq. Ft. & Imps., Assessment \$572,633, Map 019, Grid B1 Par 97; Liber 6433 folio 563; Account No. 01 0036566; Street Address: 11399 Frederick Ave., Beltsville, MD 20705

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division CAE 11-10587**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for redemption for the subject property has not been paid, although more than six (6) months and a day from the tax sale have expired, and more than two months from the date that the first of two separate pre-suit Notices of the tax sale was sent to required interested parties have expired with the second pre-suit notice being sent both by registered certified and regular first class mail.

It is thereupon this 14th day of November, 2011, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 9th day of December, 2011, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of January, 2012, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk

102601 (11-24,12-1,12-8)

**NOTICE**

JEREMY K. FISHMAN  
SAMUEL D. WILLIAMOWSKY  
ERICA T. DAVIS RUTH  
401 North Washington Street  
Suite 550  
Rockville, Maryland 20850

Substitute Trustees

vs.

GEORGE L. PHILLIPS  
2906 North Grove  
Upper Marlboro, MD 20774

and

MARCIA G. ALLEN AKA  
MARCIA G. PHILLIPS  
2906 North Grove  
Upper Marlboro, MD 20774

Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-21429**

Notice is hereby given this 28th day of November, 2011, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2906 North Grove, Upper Marlboro, MD 20774, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS RUTH, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 28th day of December, 2011, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 28th day of December, 2011, next.

The Report of Sale states the amount of sale to be Two Hundred Fifty Seven Thousand and 00/100 Dollars (\$257,000.00).

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk

102634 (12-1,12-8,12-15)

**ORDER OF PUBLICATION**

CONSULTING RE LLC  
14416 Old Mill Road, #201  
Upper Marlboro, MD 20772

vs.

Estate of Mattie M. Bowser  
c/o Robert T. Bowser  
13832 Blair Stone Lane  
Silver Spring, MD 20906

vs.

Estate of Willie Palmer  
c/o Robert T. Bowser  
13832 Blair Stone Lane  
Silver Spring, MD 20906

Mr. John Hill

Ward 9B  
Montrose Veteran Administration Hospital  
New York, NY 10548

Birdi L. Vaughn  
1708 Shadymount Avenue  
Winston Salem, North Carolina 27105

Robert T. Bowser, II  
13832 Blair Stone Lane  
Silver Spring, MD 20906

Annette Bowser-Kelly  
3 V Street, NW  
Washington, DC 20001

James L. Palmer  
11401 Villa Court  
Largo, MD 20772

James H. Bowser  
4202 East Capitol Street, NE, #4  
Washington, DC 20019

PRINCE GEORGE'S COUNTY, MARYLAND  
Serve: M. Andree Green, Acting County Attorney  
County Administration Building  
Upper Marlboro, Maryland 20772

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the EIGHTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint.

Defendant

**In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 11-31206**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

Tax Account Number 08-0835645: Grid E4, Tex Map 166, Parcel 77, and recorded among the Land Records of Prince George's, containing approximately 9.5 acres, assessed to Bowser, Mattie, et al., per Deed recorded in Liber 2002 at Folio 238; Account Number 08-0835645. \$7,924.54 was paid to the Collector at the time of sale as well as a high bid premium of \$0.00.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 14th day of November, 2011, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 9th day of December, 2011, warning all persons interested in the said properties to be and appear in this Court by the 17th day of January, 2012, and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

MARILYN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk

102597 (11-24,12-1,12-8)

**THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of:**

**NAOMI WILLIAMS**

**Estate No.: 88456**

**NOTICE OF JUDICIAL**

**PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by RONALD E. WILLIAMS for Judicial Probate of the copy of the will dated October 7, 1999, and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **January 5, 2012 at 9:30 AM.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
CERETA A. LEE  
P.O. Box 1729  
UPPER MARLBORO, MD. 20773

102618 (11-24, 12-1)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

vs.

Michael Charles Coffren  
Lynn Marie Coffren  
302 Biddle Road  
Accokeek, MD 20607

Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-16510**

Notice is hereby given this 14th day of November, 2011, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of December, 2011, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 14th day of December, 2011.

The Report of Sale states the amount of the foreclosure sale price to be \$161,853.65. The property sold herein is known as 302 Biddle Road, Accokeek, MD 20607.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
102598 (11-17,11-24,12-1)

Erica T. Davis Ruth

401 N. Washington St., Ste 550

Rockville, MD 20850

301-738-7685

**NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF TAWANDA HACKLEY

Notice is given that Equilla Thompson and Danielle Thompson whose address is 6314 Tuckerman Street, Riverdale, MD 20737 was on November 3, 2011 appointed co-personal representatives of the estate of Tawanda Hackley who died on October 15, 2011 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of May, 2012.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

EQUILLA THOMPSON  
DANIELLE THOMPSON  
Co-Personal Representatives

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773

Estate No.88870  
102606 (11-17,11-24,12-1)

**NOTICE**

Laura H. G. O'Sullivan, et al.,  
Substitute Trustees

Plaintiffs

vs.

Keith Neclos and  
Sylvia Jones-Neclos

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil No. CAE 11-17806**

ORDERED, this 14th day of November, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5902 Middleton Lane, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of December, 2011, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 14th day of December, 2011, next.

The report states the amount of sale to be \$390,562.94.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk

102599 (11-17,11-24,12-1)

**LEGALS**

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

**IN THE MATTER OF THE PETITION OF APPOINTMENT OF A GUARDIAN OF A MINOR CHILD**

Case No: CAE11-25509

**ORDER OF PUBLICATION**

This is to give notice that on the 29th day of September, 2011, a Petition for Guardianship of a Minor Child, FAITH MALIKA JOHNSON, was filed in the Circuit Court for Prince George's County, Maryland, by FANNIE M. ALFORD, Petitioner, against MONICA ELITA JOHNSON, birth mother, and UNKNOWN BIRTH FATHER. The birth mother, MONICA ELITA JOHNSON, is deceased and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE11-25509, Guardianship of Minor Child, is that she be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 14th day of November, 2011, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 14th day of December, 2011, giving notice to the UNKNOWN BIRTH FATHER, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 19th day of December, 2011 why the relief requested should not be granted.

MARILYN M. BLAND  
CLERK

102593 (11-17,11-24,12-1)

Benjamin J. Woolery, Esquire  
5303 West Court Drive  
Upper Marlboro, MD 20772  
301-627-5222

**NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE W. KROMER, JR.

Notice is given that Joyce Gregory whose address is 14402 Baden Westwood Road, Brandywine, Maryland 20613 and Lorrie Hinkle whose address is 7640 Kindler Road, Laurel, MD 20723 was on November 3, 2011 appointed co-personal representatives of the estate of George W. Kromer, Jr. who died on September 20, 2011 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of May, 2012.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

JOYCE GREGORY  
LORRIE HINKLE  
Co-Personal Representatives

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773

Estate No.88890  
102607 (11-17,11-24,12-1)

**NOTICE**

IN THE MATTER OF: ABOSEDE MODUPE AJISEBUTU

FOR THE CHANGE OF NAME TO: DAMILOLA ABOSEDE AJISEBUTU

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 11-31629**

A Petition has been filed to change the name of Abosede Modupe Ajisebutu to Damilola Abosede Ajisebutu.

The latest day by which an objection to the Petition may be filed is December 27, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for Prince George's County, Maryland  
102641 (12-1)

**LEGALS**

**ENACTED BILLS**

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

**CB-4-2011 (DR-2) - AN ACT CONCERNING ECONOMIC DEVELOPMENT INCENTIVE FUND** for the purpose of establishing an Economic Development Incentive Fund (the "Fund"); specifying the purpose and uses of the Fund; providing for the financing and administration of the Fund; and generally providing for the Fund. ENACTED: 11/1/2011; SIGNED: 11/17/2011; EFFECTIVE: 1/3/2012

**CB-19-2011 (DR-2) - AN ACT CONCERNING SPENDING DISCLOSURE** for the purpose of requiring the County to develop and operate a website that includes information for certain County expenditures, providing guidelines for public access to the information on the website and generally relating to governing public access to information about County payments. ENACTED: 11/1/2011; SIGNED: 11/17/2011; EFFECTIVE: 1/3/2011

**CB-29-2011 (DR-2) - AN ORDINANCE CONCERNING DETAILED SITE PLAN AND SPECIFIC DESIGN PLAN APPLICATIONS** for the purpose of requiring the Planning Board to refer Detailed Site Plan and Specific Design Plan applications to the Prince George's County Police Department to ensure implementation of the principles of Crime Prevention Through Environmental Design (CPTED), and establishing referral requirements for Specific Design Plan applications. ENACTED: 11/15/2011; EFFECTIVE: 1/3/2011

**CB-34-2011 (DR-2) - AN ORDINANCE CONCERNING NATURAL RESOURCE INVENTORIES** for the purpose of clarifying the definition of Natural Resource Inventory, amending environmental submission requirements and required findings concerning applications for certain zoning map amendments, permits, conceptual site plans, detailed site plans, and clarifying applicability requirements in the Zoning Ordinance. ENACTED: 11/15/2011; EFFECTIVE: 2/1/2012

**CB-35-2011 - AN ORDINANCE CONCERNING SECTIONAL MAP AMENDMENT PROCEDURES AND DEFINITIONS** for the purpose of clarifying Sectional Map Amendment Procedures for Sector Plans and amending certain definitions. ENACTED: 11/8/2011; EFFECTIVE: 12/27/2011

**CB-41-2011 (DR-2) - AN ORDINANCE CONCERNING SITE PLANS - COMPREHENSIVE DESIGN PLANS AND SPECIFIC DESIGN PLANS - MASTER PLANS - REQUIRED REFERRALS** for the purpose of requiring the Planning Board to refer Conceptual Site Plan, Detailed Site Plan, Comprehensive Design Plan, Specific Design Plan, and Master Plan proposals to the Prince George's County Health Department for a health impact assessment review identifying the health impacts or implications of proposed development on the community, and establishing referral requirements for Specific Design Plan applications. ENACTED: 11/15/2011; EFFECTIVE: 1/3/2012

**CB-42-2011 - AN ACT CONCERNING HOMESTEAD PROPERTY TAX CREDIT** for the purpose of establishing the homestead property tax credit for the County property tax for the taxable year beginning July 1, 2012. ENACTED: 11/8/2011; SIGNED: 11/9/2011; EFFECTIVE: 12/26/2011

**CB-51-2011 (DR-2) - AN ORDINANCE CONCERNING CAR SHARING - MIXED USED AND OVERLAY ZONES - PARKING INCENTIVES** for the purpose of providing incentives for car sharing facilities in the Mixed Use, Transit District, and Development District Overlay Zones. ENACTED: 11/15/2011; EFFECTIVE: 1/3/2012

**CB-53-2011 (DR-2) - AN ORDINANCE CONCERNING THE TRANSIT DISTRICT OVERLAY ZONE** for the purpose of amending the regulations for the Transit District Overlay Zone to include adequate public facilities review under certain circumstances. ENACTED: 11/15/2011; EFFECTIVE: 1/3/2012

**CB-55-2011 - AN ORDINANCE CONCERNING NURSING OR CARE HOMES** for the purpose of allowing Nursing or Care Homes in the R-80 Zone under certain circumstances. ENACTED: 11/15/2011; EFFECTIVE: 1/3/2012

**CB-56-2011 (DR-3) - AN ORDINANCE CONCERNING USE AND OCCUPANCY PERMITS** for the purpose of amending the definitions, and amending the requirements, for certain commercial or industrial uses in Commercial and Industrial Zones. ENACTED: 11/15/2011; EFFECTIVE: 1/3/2012

**CB-63-2011 (DR-2) - AN ORDINANCE CONCERNING ZONING CODE ENFORCEMENT AND PENALTIES** for the purpose of making amendments to certain code enforcement provisions related to violations, fines and appeals in the County; and generally relating to zoning code enforcement. ENACTED: 11/15/2011; EFFECTIVE: 1/3/2012

**BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Ingrid M. Turner, Chair**

ATTEST:  
Redis C. Floyd  
Clerk of the Council

Copies of these documents may be obtained from the Office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952 3600, TDD 301-925-5167.

102623 (12-1)

**ADVERTISEMENT**

Prince George's County, Maryland Is Committed To Delivering Excellence In Government Services To Its Citizens. The County Is Seeking Bids Or Proposals From Businesses Who Share In A "Total Quality" Commitment In The Provision Of Services To Their Customers.

Sealed Bids And/Or Proposals Will Be Received In The Prince George's County Office Of Central Services Until The Date And Local Time Indicated For The Following Solicitations.

Bid/Proposal Number	Description	Bid Opening/Closing Date & Time	Plan/Spec. Deposit/Cost
S10-064	Ambulance Transportation for Prince George's County "EXTENDED"	Pre-Bid Conference: OCCURRED Closes: 12/13/2011 @ 3:00 P.M.	\$ 5.50
11-0008	RE		

## LEGALS

Bid No. DER 2011-0008

### NOTICE TO CONTRACTORS

#### CHANDLER DRIVE STORM DRAINAGE IMPROVEMENT PROJECT

ATTENTION: This bid is restricted to a Certified Minority Business Enterprise that has current certification with the Prince George's County Minority Business Development Division and in accordance with the "General Conditions and Instructions to Bidders", PGCC Form No. 1666A (11) (8). In order to be considered responsive, the Minority Business Enterprise must have a current Certification with the Prince George's County MBE Program. This project will require submission of a bid bond at time of bid opening.

Prince George's County Government requires the services of a responsive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of Chandler Drive Storm Drainage Improvement Project in Prince George's County. Sealed bids will be received by the Department of Environmental Resources, Administrative Services, Attn: Dennis Bigley, 9400 Peppercorn Place, Suite 500 Largo, Maryland 20774, until 10:00 A.M. local prevailing time, Tuesday, January 10, 2012 and then at said office publicly opened and read aloud.

The Invitation for Bid may be examined at the following locations on or after **December 7, 2011**.

**McGraw-Hill Dodge Reports:** Fatima Arastu, 8501 LaSalle Road, #304 Towson, MD 21286. Tel: 410-821-8046; Fax: 410-821-0090

**Construction Data Corporation:** Cristian Durham, 111 Corning Road, Suite 140, Cary, North Carolina 27518. Tel: 888-232-2850; Fax: 888-232-2856

**Reed Construction Data:** 30 Technology Parkway South, Suite 100, Norcross, Georgia 30092. Tel: 1-800-304-0059; Fax: 1-800-303-8629

The project includes, but is not limited to, construction stakeout, excavation and grading, debris removal, installation of inlets, installation of man-hole, mill and overlay, install sediment and erosion control, associated site improvements and all associated appurtenances and incidentals.

Bid documents may be reviewed and/or obtained on or after **December 7, 2011** at the Capital Projects Section, Department of Environmental Resources, 9400 Peppercorn Place, Suite 500, Largo, Maryland 20774, contact: **Mr. Eric Jackson at (301) 883-5895**. A non-refundable fee of \$40.00 will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for **December 20, 2011, at 10:00 AM**, at the Capital Projects Section, 9400 Peppercorn Place, Suite 540, Largo, Maryland 20774.

By authority of  
Rushern L. Baker, III  
County Executive  
Prince George's County, Maryland

102729 (12-1)

Bid No. DER 2009-0016

### NOTICE TO CONTRACTORS

#### WHITTAKER COURT STORM DRAINAGE IMPROVEMENT PROJECT

ATTENTION: This bid is restricted to a Certified Minority Business Enterprise that has current certification with the Prince George's County Minority Business Development Division and in accordance with the "General Conditions and Instructions to Bidders", PGCC Form No. 1666A (11) (8). In order to be considered responsive, the Minority Business Enterprise must have a current Certification with the Prince George's County MBE Program. This project will require submission of a bid bond at time of bid opening.

Prince George's County Government requires the services of a responsive and responsible contractor to furnish all labor, tools, equipment, materials and supervision necessary for the construction of Whittaker Court Storm Drainage Improvement Project in Prince George's County. Sealed bids will be received by the Department of Environmental Resources, Administrative Services, Attn: Dennis Bigley, 9400 Peppercorn Place, Suite 500 Largo, Maryland 20774, until 10:00 A.M. local prevailing time, Thursday, January 12, 2012 and then at said office publicly opened and read aloud.

The Invitation for Bid may be examined at the following locations on or after **December 7, 2011**.

**McGraw-Hill Dodge Reports:** Fatima Arastu, 8501 LaSalle Road, #304 Towson, MD 21286. Tel: 410-821-8046; Fax: 410-821-0090

**Construction Data Corporation:** Cristian Durham, 111 Corning Road, Suite 140, Cary, North Carolina 27518. Tel: 888-232-2850; Fax: 888-232-2856

**Reed Construction Data:** 30 Technology Parkway South, Suite 100, Norcross, Georgia 30092. Tel: 1-800-304-0059; Fax: 1-800-303-8629

The project includes, but is not limited to, construction stakeout, excavation and grading, debris removal, installation of inlets, installation of man-hole, mill and overlay, install sediment and erosion control, associated site improvements and all associated appurtenances and incidentals.

Bid documents may be reviewed and/or obtained on or after **December 7, 2011** at the Capital Projects Section, Department of Environmental Resources, 9400 Peppercorn Place, Suite 500, Largo, Maryland 20774, contact: **Mr. Eric Jackson at (301) 883-5895**. A non-refundable fee of \$40.00 will be charged for the purchase of plans and specifications.

A Pre-Bid Conference is scheduled for **December 22, 2011, at 10:00 AM**, at the Capital Projects Section, 9400 Peppercorn Place, Suite 540, Largo, Maryland 20774.

By authority of  
Rushern L. Baker, III  
County Executive  
Prince George's County, Maryland

102730 (12-1)

# THE PRINCE GEORGE'S POST

## Call 301-627-0900

## Fax 301-627-6260

# Have A Safe Weekend!

## LEGALS

### Law Offices

**AXELSON, WILLIAMOWSKY,  
BENDER & FISHMAN, P.C.**

Attorneys and Counselors At Law  
401 North Washington Street, Suite 550  
Rockville, Maryland 20850  
Telephone 301-738-7657  
Telecopier 301-424-0124

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as

**3624 Key Turn Street, District Heights, MD 20747**

By virtue of the power and authority contained in a Deed of Trust from KEVIN M. BROWN, dated May 13, 2008 and recorded in Liber 31970 at Folio 241 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, DECEMBER 2, 2011  
AT 12:00 NOON**

All that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED AS LOTS NUMBERED THIRTY (30), IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "PLAT ONE, KEYSTONE MANOR," AS PER PLAT THEREOF DULY RECORDED IN PLAT BOOK NLP 99, PLAT 41, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. SAID PROPERTY BEING IN THE 6TH ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS; 3624 KEY TURN, DISTRICT HEIGHTS, MD, 20747. THE TAX ID BEING KNOWN AS: 06-0599654.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE USA\*\*\*

TERMS OF SALE: A deposit of \$16,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.75% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

### JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, and ERICA T. DAVIS RUTH

Substitute Trustees by virtue of Instrument recorded among the land records of Prince George's County, Maryland

**AUCTIONEERS  
Brenda J. DiMarco  
14804 Main Street  
Upper Marlboro, MD 20772  
Tel: (301) 627-1002  
Auctioneer's Number # A00116**

102579 (11-17,11-24,12-1)

## LEGALS

### MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on December 12th, 2011 Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 5742 2002 LINCOLN LS-V6  
VIN# 1LNHM86582Y642660  
NAZ AUTO BODY & PAINT LLC  
17412 LIVINGSTON RD  
ACCOKEEK

LOT# 5745 2000 ISUZU Amigo  
VIN# 4S2CM57WXY4306222  
BALLARD'S AUTO SERVICE, INC  
6615 CENTRAL AVE  
CAPITOL HEIGHTS

LOT# 5746 2000 HONDA Civic-4  
Cyl.  
VIN# 1HGEJ8142YL110417  
MIKE'S AUTO REPAIR, INC  
7466 NEW RIDGE RD #7  
HANOVER

LOT# 5747 2005 HYUNDAI Santa 102621 (11-24,12-1)

Fe-V6  
VIN# KM8SC13D05U913681  
J.R. TOWING & AUTO REPAIR  
312 PRISCILLA ST  
SALISBURY

LOT# 5748 2001 JEEP Cherokee-6  
Cyl.  
VIN# 1J4FF48SX1L526751  
DARCARS COLLISION CENTER  
MH  
5060 AUTH WAY  
MARLOW HEIGHTS

LOT# 5751 1997 ACURA TL-V6  
VIN# JH4UA3649VC011349  
BALTIMORE AUTOMOTIVE  
REPAIR ACADEMY  
5000 WABASH AVE SUITE C  
BALTIMORE

LOT# 5750 1999 JEEP Grand  
Cherokee-V8  
VIN# 1J4GW68N2XC631254  
BALTIMORE AUTOMOTIVE  
REPAIR ACADEMY  
5000 WABASH AVE SUITE C  
BALTIMORE

LOT# 5752 1996 FORD TRUCK  
F350 Pickup-V8  
VIN# 1FTHF36H1TEA09930  
LAUREL PARK SHELL  
8025 GORMAN ROAD  
LAUREL

**TERMS OF SALE: CASH  
PUBLIC SALE**

**The Auctioneer reserves the  
right to post a Minimum Bid**

**Freestate Lien & Recovery, Inc.  
610 Bayard Road  
Lothian, MD 20711  
410-867-9079**

## LEGALS

### Law Offices

**AXELSON, WILLIAMOWSKY,  
BENDER & FISHMAN, P.C.**

Attorneys and Counselors At Law  
401 North Washington Street, Suite 550  
Rockville, Maryland 20850  
Telephone 301-738-7657  
Telecopier 301-424-0124

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as

**2943 Charred Wood Court, District Heights, MD 20747**

By virtue of the power and authority contained in a Deed of Trust from GILBERT CLAYTON SHAW, III AKA GILBERT C. SHAW, III and KIM RENEE SHAW AKA KIM R. SHAW, dated April 25, 2007 and recorded in Liber 27819 at Folio 010 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, DECEMBER 2, 2011  
AT 12:05 PM.**

All that property described in said Deed of Trust as follows:

LOT NUMBERED EIGHTY-SIX (86), IN BLOCK LETTERED "A." IN THE SUBDIVISION KNOWN AS "PLAT TWO, ROYAL PLAZA", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 153, AT PLAT 40.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

### JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, and ERICA T. DAVIS RUTH

Substitute Trustees by virtue of Instrument recorded among the land records of Prince George's County, Maryland

**AUCTIONEERS  
Brenda J. DiMarco  
14804 Main Street  
Upper Marlboro, MD 20772  
Tel: (301) 627-1002  
Auctioneer's Number # A00116**

102584 (11-17,11-24,12-1)

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARY RAY THOMPSON**

Notice is given that Otis W. Thompson, Jr. whose address is 2 Fulmer Road, P.O. Box 42, Huguenot, NY 12749 was on November 14, 2011 appointed personal representative of the estate of Mary Ray Thompson who died on September 9, 2011 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of May, 2012.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

OTIS W. THOMPSON, JR.  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773

Estate No.88612 102617 (11-24,12-1,12-8)

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARVIN JOHN HEIGH**

Notice is given that Antoine Heigh whose address is 3516 Pinevale Avenue, Forestville, MD 20747 was on September 20, 2011 appointed personal representative of the estate of Marvin John Heigh who died on September 8, 2011 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of March, 2012.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ANTOINE HEIGH  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773

Estate No.88540 102605 (11-17,11-24,12-1)

*The Prince  
George's Post  
Newspaper*

**\*\*\*\*\***

*Call (301) 627-0900*

*or*

*Fax (301) 627-6260*

**\*\*\*\*\***

*Your Newspaper  
of  
Legal Record*

**LEGALS****COHN, GOLDBERG & DEUTSCH, L.L.C.**

Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

**15210 EMORY COURT  
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Yolanda R. Oliver, dated January 10, 2005 and recorded in Liber 21347, Folio 193 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,000.00, and an original interest rate of 4.812%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 6, 2011 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,  
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

102585 (11-17,11-24,12-1)

**LEGALS**

McCabe, Weisberg & Conway, LLC  
312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**

**Improved by premises known as**

**12511 Hillmeade Station Drive, Bowie, Maryland 20720**

By virtue of the power and authority contained in a Deed of Trust from Jalahn N Wellington and Dawn L Wellington, dated February 8, 2006, and recorded in Liber 24850 at folio 431 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**DECEMBER 6, 2011**

**AT 9:00 AM**

all that property described in said Deed of Trust as follows:

LOT NUMBERED 81, IN BLOCK LETTERED "A" AS SHOWN ON A PLAT ENTITLED "PLAT THREE, HILLMEADE STATION," WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 119, FOLIO 97.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$43,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**LAURA H. G. O'SULLIVAN, et al.,**  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

102581 (11-17,11-24,12-1)

**LEGALS****COHN, GOLDBERG & DEUTSCH, L.L.C.**

Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

**7414 JEFFERSON STREET  
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from David R. Embody, dated August 24, 2007 and recorded in Liber 28829, Folio 383 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$268,000.00, and an original interest rate of 7.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 6, 2011 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,  
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

102586 (11-17,11-24,12-1)

**LEGALS**

McCabe, Weisberg & Conway, LLC  
312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**

**Improved by premises known as**

**15513 Gideon Gilpin Street, Brandywine, Maryland 20613**

By virtue of the power and authority contained in a Deed of Trust from Tiffany King, dated September 22, 2006, and recorded in Liber 27623 at folio 142 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**DECEMBER 6, 2011**

**AT 9:03 AM**

all that property described in said Deed of Trust as follows:

LOT NUMBERED ONE HUNDRED TWENTY EIGHT (128), IN BLOCK LETTERD "E", IN THE SUBDIVISION KNOWN AS "PLAT OF CORRECTION, PLAT SIX, MCKENDREE VILLAGE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND, IN PLAT BOOK REP 197, AT PLAT 16; BEING IN THE 11TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**LAURA H. G. O'SULLIVAN, et al.,**  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

102582 (11-17,11-24,12-1)

**LEGALS**

McCabe, Weisberg & Conway, LLC  
312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**

**Improved by premises known as**

**14602 Danube Lane, Bowie, Maryland 20721**

By virtue of the power and authority contained in a Deed of Trust from Edith Emelife-Gigger, dated January 8, 2009, and recorded in Liber 30371 at folio 45 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**DECEMBER 13, 2011**

**AT 9:39 AM**

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED AS LOT 19, IN BLOCK LETTERED "A", IN A SUBDIVISION KNOWN AS "TWELVE OAKS" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 145 AT PLAT 32 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

THE IMPROVEMENTS THEREON BEING KNOWN AS: 14602 DANUBE LANE, BOWIE, MD 20721.

TAX ID NO: 07-0720607.

BEING THE SAME PROPERTY WHICH BY DEED DATED JULY 20, 2005 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 23317, FOLIO 643 WAS GRANTED AND CONVEYED BY KAREN D. ASHLEY-EMORY UNTO EDITH EMELIFE-GIGGER AND CHRISTOPHER C. EMELIFE, HER HUSBAND, TENANTS BY THE ENTIRETY.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$50,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**LAURA H. G. O'SULLIVAN, et al.,**  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

102619 (11-24,12-1,12-8)

**LEGALS**

McCabe, Weisberg & Conway, LLC  
312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**

**Improved by premises known as**

**2348 Seton Way, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Michael L Simon and Stephanie S Simon, dated November 21, 2007, and recorded in Liber 29023 at folio 268 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**DECEMBER 13, 2011**

**AT 9:33 AM**

all that property described in said Deed of Trust as follows:

LOT NUMBERED SIXTY-TWO (62) IN THE SUBDIVSION KNOWN AS "PLAT THREE, PENNSYLVANIA PLACE ON THE AVENUE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK VJ 163 AT PLAT 84, BEING IN THE 6TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**LAURA H. G. O'SULLIVAN, et al.,**  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

102611 (11-24,12-1,12-8)

## LEGALS

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
PERICLES JACOBS SR

Notice is given that Pericles Jacobs Jr., whose address is 282 Jay Jay Court, Glen Burnie, MD 21061 was on November 8, 2011 appointed personal representative of the estate of Pericles Jacobs, Sr, who died on October 23, 2011 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 8th day of May, 2012.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable hereafter. Claim forms may be obtained from the Register of Wills.

PERICLES JACOBS JR.  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772

Estate No. 88896  
102636 (12-1,12-8,12-15)

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
RAYMOND DEPAUL  
ANDERSON

Notice is given that Aisha Anderson whose address is 1815 Fenwood Avenue, Oxon Hill, MD 20745 and Amecia Anderson whose address is 5210 Haras Place, #A4, Fort Washington, MD 20744 was on November 4, 2011 appointed co-personal representatives of the estate of Raymond DePaul Anderson who died on October 31, 2011 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal representatives or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 4th day of May, 2012.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable hereafter. Claim forms may be obtained from the Register of Wills.

AISHA ANDERSON  
AMECIA ANDERSON  
Co-Personal Representatives

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20772

Estate No. 88904  
102608 (11-17,11-24,12-1)

### ORDER OF PUBLICATION

Jay Endelman  
7404 Oak Lane  
Chevy Chase, Maryland 20815-5048

Plaintiffs

Dangerfield Ventures, LLC  
a/k/a a Dangerfield Road Ventures, LLC  
1725 I Street, NW, Suite 300  
Washington, DC 20006

Serve: L. Hope, a/k/a Linwood Hope, Res. Agt. and Member  
1725 I Street, NW, Suite 300  
Washington, DC 20006

Serve also: David Sosa, Member  
1725 I Street, NW, Suite 300  
Washington, DC 20006

Serve also: Linwood M. Hope, Member and Resident Agent  
8639B 16th Street, Apt. 283  
Silver Spring, Maryland 20910-2273

DJB Management, Inc., Profit Sharing Plan and Trust, t/a DJB Profit Sharing Fund, Inc. (Lender)  
8009 Herb Farm Drive  
Bethesda, Maryland 20817-1309

Serve: C. William Blomquist, Resident Agent  
8009 Herb Farm Drive  
Bethesda, Maryland 20817-1309

Bancstar Title, LLC  
8120 Woodmont Avenue, Suite 350  
Bethesda, Maryland 20816

Serve: Charles E. Kohlhoss, III, Resident Agent  
8120 Woodmont Ave., Suite 350  
Bethesda, Maryland 20814-2743

Firstbanc, LLC, a/k/a Firstbane, LLC (Forfeited Entity - Lender)  
Last known address:  
12154 Darnestown Road, Suite 235  
North Potomac, Maryland 20878

Serve: Charles Kohlhoss, last designated Resident Agent and Sole Organizer under Articles of Organization for the Company  
8120 Woodmont Ave., Suite 350  
Bethesda, Maryland 20814-2743

Serve Also: State Department of Assessments & Taxation, statutory resident agent upon foreclosure  
301 West Preston Street, 8th Floor  
Baltimore, Maryland 21201

Michael L. Riffkin, Esquire (Trustee)  
9210 Corporate Boulevard, Suite 390  
Rockville, Maryland 20850

CFG Community Bank  
a/k/a AmericasBank (Lender)  
1422 Clarkview Road, 5th Floor  
Baltimore, Maryland 21209

Serve: HIQ Maryland Corporation, Resident Agent  
HIQ Corporate Services, Inc.  
715 St. Paul Street  
Baltimore, MD 21202

Mark H. Anders (Trustee)  
61 Sandfiddler Road  
Hilton Head Island, SC 29928-3149

A. Gary Rever (Trustee)  
2204 Eastlake Road  
Lutherville Timonium, Maryland 21093-2706

and

Prince George's County, Maryland  
Serve: M. Andree Green, County Attorney  
c/o Linda V. Allen, Chief of Treasury, County Administration Building  
14741 Governor Oden Bowie Drive, 1st Floor  
Upper Marlboro, Maryland 20772

Defendants

and any and all persons that have or claim to have any interest in the property described as:

#### PROPERTY DESCRIPTION

All that property described as Lot Numbered Forty (40), in the subdivision known as "Lots 38-42, Parcel 'A' TOWNSEND, (being a re-subdivision of Lot 29)" per plat of subdivision recorded in the Land Records of Prince George's County, Maryland, in Plat Book REP 206 at plat 51. Being a portion of the property described in deed conveyance to Dangerfield Ventures, LLC, recorded in Liber 23356 at folio 636 among the Land Records of Prince George's County, Maryland. Having the street address of 8601 Deborah Street, Clinton, MD 20735. Tax ID No. 09-3672s623.

Defendants

In the Circuit Court for Prince George's County, Maryland  
CAE 11-27435

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property situated and lying in Prince George's County, Maryland, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2010 County tax sale.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 9th day of November, 2011, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, warning all persons interested in the said property to be and appear in this Court by the 2nd day of December, 2011, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
102596 (11-17,11-24,12-1)

## LEGALS

### NOTICE

Laura H. G. O'Sullivan, et al.,  
Substitute Trustees  
Plaintiffs

vs.

Aminata Gueye and  
Ibrahima Ba  
Defendants

In the Circuit Court for Prince George's County, Maryland  
Civil No. CAE 11-20177

ORDERED, this 28th day of November, 2011 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5637 Onslow Way, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of December, 2011, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 28th day of December, 2011, next.

The report states the amount of sale to be \$140,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk

102633 (12-1,12-8,12-15)

### NOTICE

IN THE MATTER OF:  
MARY SAVOY

FOR THE CHANGE OF NAME TO:  
MARY JANE SAVOY

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 11-32601

A Petition has been filed to change the name of Mary Savoy to Mary Jane Savoy.

The latest day by which an objection to the Petition may be filed is December 27, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for Prince George's County, Maryland  
102642 (12-1)

### NOTICE

IN THE MATTER OF:  
JAYLA CARINN RICHARDS

FOR THE CHANGE OF NAME TO:  
JAYLA CARINN BOSSIER

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 11-26090

A Petition has been filed to change the name of Jayla Carinn Richards to Jayla Carinn Bossier.

The latest day by which an objection to the Petition may be filed is December 27, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for Prince George's County, Maryland  
102637 (12-1)

### NOTICE

IN THE MATTER OF:  
MYLES MCKENZIE TANNER-  
SOLOMON

FOR THE CHANGE OF NAME TO:  
DEAN MYLES TANNER-  
SOLOMON

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 11-31419

A Petition has been filed to change the name of (Minor Child) Myles McKenzie Tanner-Solomon to Dean Myles Tanner-Solomon.

The latest day by which an objection to the Petition may be filed is December 27, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for Prince George's County, Maryland  
102639 (12-1)

THE PRINCE  
GEORGE'S POST  
NEWSPAPER  
301-627-0900

### NOTICE

IN THE MATTER OF:  
CINDY YE-KYUNG WICKERATH

FOR THE CHANGE OF NAME TO:  
CINDY YE-KYUNG KIM

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 11-31268

A Petition has been filed to change the name of Cindy Ye-Kyung Wickerath to Cindy Ye-Kyung Kim.

The latest day by which an objection to the Petition may be filed is December 27, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for Prince George's County, Maryland  
102638 (12-1)

### NOTICE

IN THE MATTER OF:  
RILWAN ELIJAH BELLO

FOR THE CHANGE OF NAME TO:  
RILWAN ELIJAH OGUNDEGA

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 11-31449

A Petition has been filed to change the name of (Minor Child) Rilwan Elijah Bello to Rilwan Elijah Ogundega.

The latest day by which an objection to the Petition may be filed is December 27, 2011.

Marilyn M. Bland  
Clerk of the Circuit Court for Prince George's County, Maryland  
102640 (12-1)

## LEGALS

IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND

IN THE MATTER OF THE  
PETITION OF APPOINTMENT  
OF A GUARDIAN OF A  
MINOR CHILD

Case No: CAE11-21821

### ORDER OF PUBLICATION

This is to give notice that on the 30th day of August, 2011, a Petition for Guardianship of a Minor Child, EVAN ALLEN PAYTON, was filed in the Circuit Court for Prince George's County, Maryland, by KAPPAUL LEE DRIVER and SHER-RITA LASHAE DRIVER, Petitioners, against REBECCA L. BARDWELL, birth mother, and WALTER EDWARD PAYTON, birth father. The birth mother, REBECCA L. BARDWELL, last known address is 10906 REAL SHORT ROAD, THONOTOSASSA, FL 33592, The last known address of the birth father, WALTER EDWARD PAYTON, is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE11-21821, Guardianship of Minor Child, is that they be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 14th day of November, 2011, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 14th day of December, 2011, giving notice to the WALTER EDWARD PAYTON, Birth Father, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 19th day of December, 2011 why the relief requested should not be granted.

MARILYN M. BLAND  
CLERK

102595 (11-17,11-24,12-1)

IN THE CIRCUIT COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND

IN THE MATTER OF THE  
PETITION OF APPOINTMENT  
OF A GUARDIAN OF A  
MINOR CHILD

Case No: CAE11-20568

### ORDER OF PUBLICATION

This is to give notice that on the 18th day of August, 2011, a Petition for Guardianship of a Minor Child, HADJA AMINA SANKHON, was filed in the Circuit Court for Prince George's County, Maryland, by DEMETRIUS JUAN HENDRICKS and ROUGUATOU HENDRICKS Petitioners, against CAMARA AMINATA, birth mother, and SANKHON M'BEMBALAYE, birth father. The birth mother, CAMARA AMINATA last known address is unknown and her whereabouts are unknown. The last known address of the birth father is Avenue des Combatants 7, 4540 AMPAIN. The petition alleges that the birth mother's whereabouts are currently unknown and that they have made attempts to locate the birth mother and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE11-20568, Guardianship of Minor Child, is that they be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 14th day of November, 2011, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 14th day of December, 2011, giving notice to the CAMARA AMINATA, birth mother, the object and substance of the Petition and warning her to show cause, if any there may be, on or before the 19th day of December, 2011 why the relief requested should not be granted.

MARILYN M. BLAND  
CLERK

102594 (11-17,11-24,12-1)

## NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Storm Drain Pipe Replacement Program – Phase II, Contract Number 868-H (D), will be received until December 16, 2011, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on November 21, 2011, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

2. The estimated value of the Contract is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
3,000	LF	Reinforced Concrete Pipe, Class IV (Various Sizes)
2,100	LF	Heavy Duty Polyethylene (HDPE) Pipe (Various Sizes)
400	LF	Corrugated Metal Pipe (Various Sizes)
16	EA	Concrete End Sections (Various Sizes)
50	EA	Heavy Duty Polyethylene End Sections (Various Sizes)
50	LF	Corrugated Metal End Sections (Various Sizes)
1,100	LF	Removal of Existing Drainage Pipes (Various Types or Sizes)
32	EA	Standard Storm Drain Inlets (Various Types)
8	EA	Standard Concrete Manholes (Various Sizes)
21	EA	Concrete End Walls (Various Types)
26	EA	Removal of Existing Drainage Structures (Various Types)
1,000	LF	Perforated HDPE Underdrain (Various Sizes)
1,000	LF	Non-Perforated HDPE Underdrain (Various Sizes)
300	SY	Stone Rip Rap Types I, II, III
100	SF	Brick Masonry for Drainage Structures
400	TON	Hot Mix Asphalt Superpave 9.5 or 12.5mm PG 64-22
200	SY	Full Depth Patching
200	SY	Concrete Intersection Swale or Driveway Entrances
1,000	LF	Pavement Markings
1,000	SF	Concrete Sidewalk
750	LF	Standard Concrete Curb and Gutter
200	LF	Galvanized Chain Link fence
5,000	SY	Topsoil, Seeding, Mulching or Sodding
400	SY	Soil Stabilization Matting Types A or B
40	EA	Install New Landscaping Tress (Various Types)
30	EA	Removal of Existing Trees (Various Sizes)

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Storm Drain Pipe Replacement Program – Phase II" Contract No. 868-H (D).

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on December 2, 2011, at 11:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

5. This project requires 20% MBE subcontracting.

- By Authority of -  
Rushen L. Baker, III  
County Executive

102587

(11-17,11-24,12-1)

**The Prince George's  
Post  
Newspaper  
Wishes Everyone a  
Safe and Weekend**

**\*\*\*\*\***

**REMEMBER  
DON'T  
DRINK AND DRIVE!**

**CALL:  
301-627-0900**

**FAX:  
301-627-6260**

**LEGALS**

McCabe, Weisberg & Conway, LLC  
312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**

**Improved by premises known as  
6600 Elmhurst Street, District Heights, Maryland 20747**

By virtue of the power and authority contained in a Deed of Trust from Janie Wright and Tonya M Wright, dated July 1, 2006, and recorded in Liber 25716 at folio 395 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**DECEMBER 13, 2011**

**AT 9:36 AM**

all that property described in said Deed of Trust as follows:

LOT NUMBERED FOURTEEN (14) IN BLOCK NUMBERED FIFTY-FOUR (54) IN THE SUBDIVISION KNOWN AS BLOCKS 51, 52, 53, 54 AND 55, SECTION THREE, DISTRICT HEIGHTS AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK BB 9 AT PLAT 27, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING IN THE 6TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**LAURA H. G. O'SULLIVAN, et al.,**  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

102610 (11-24,12-1,12-8)

**COHN, GOLDBERG & DEUTSCH, L.L.C.**

Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY**

**2705 NEWGLEN AVENUE  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Debra Jean Ladik and Darlene Marie Ladik, dated December 14, 2007 and recorded in Liber 29310, Folio 265 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 20, 2011 AT 11:00AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$66,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,  
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

102627 (12-1,12-8,12-15)

**LEGALS**

McCabe, Weisberg & Conway, LLC  
312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**

**Improved by premises known as  
14508 Dolbrook Lane, Bowie, Maryland 20721**

By virtue of the power and authority contained in a Deed of Trust from Lenita McLaughlin aka Lenita McBryde and Vernon McBryde, dated September 24, 2007, and recorded in Liber 30410 at folio 315 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**DECEMBER 6, 2011**

**AT 9:06 AM**

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED 84, BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "TWELVE OAKS", AS PER PLAT THREE, THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 145, AT PLAT 34

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$42,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**LAURA H. G. O'SULLIVAN, et al.,**  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

102583 (11-17,11-24,12-1)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, L.L.C.**

Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY**

**8115 STEVE DRIVE  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Lavita P. Evans and William A. Mahoney, dated December 15, 2006 and recorded in Liber 026685, Folio 0344 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,350.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 6, 2011 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$33,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, not otherwise divested by ratification of the sale, and whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Purchaser agrees to pay to the Sellers' attorneys a fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,  
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

102589 (11-17,11-24,12-1)

**LEGALS**

LAW OFFICES  
MEYERS, ROBBELL & ROSENBAUM, P.A.  
Berkshire Building - Suite 400  
6801 Kenilworth Avenue  
Riverdale, Maryland 20737  
(301) 699-5800

**TRUSTEES' SALE**

**Valuable improved real estate located in Prince George's  
County, Maryland known as 3225 Naylor Road, Temple Hills,  
Maryland 20748, being assigned tax account numbers  
06-0462895 and 06-0568196.**

By virtue of the power and authority contained in a Deed of Trust and Security Agreement With Assignment of Rents And Profits from 3225 RICHER ROAD, LLC, a Maryland limited liability company, to ROBERT H ROSENBAUM and JOSEPH B. CHAZEN, trustees for the benefit of William V. Meyers, dated August 1, 2001, and recorded August 9, 2001, securing \$450,000.00, and recorded among the land records of Prince Georges County, Maryland in Liber 14888, folio 159, as modified by Modification And Confirmation Of Deed Of Trust recorded among the land records of Prince Georges County, Maryland in Liber 30792, folio 335, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main Street, Duval Wing Entrance, Upper Marlboro, Maryland on

**DECEMBER 14, 2011 AT 10:00 A.M.**

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust and as follows:

**PARCEL 1:**

Beginning at the District of Columbia-Maryland stone on the west side of Naylor Road and running thence S. 49° 27' 30" E. 1511.2 feet to the point of beginning of the land hereby intended to be conveyed, thence S. 40° 46' 30" E. 183 feet; thence N. 49° 13' 30" E. 282.85 feet to a stake on Naylor Road; thence along Naylor Road N. 70° 06' 30" W. 209.9 feet to a stake; thence leaving said Naylor Road S. 49° 13' 20" W. 193.25 feet to the point of beginning, containing 43,563.1 square feet, more or less. Being assessed as 34,481 square feet.

**PARCEL 2:**

Beginning for the same at an iron pipe at the most Northerly corner of Lot 9 "Section 3, Good Hope Hills" (Plat Book BB 8, Plat 86), said iron pipe being on the Southeasterly right of way line of Oxon Run Drive, and running thence with said right of way lien, N. 49° 17' 05" E. 107.88 feet to an iron pipe; thence with the Southwesterly line of Naylor Road as acquired by the United States of America (Liber 698, Folio 67), S. 69° 52' 45" East 215.29 feet to an iron pipe; thence with the division line between Meyer and the land of the County Realty Company (Liber 831, Folio 209), and Parcel A, Block K "Section 2, Good Hope Hills" (Plat Book WWW 43, Plat 39), S. 49° 17' 05" W. 212.80 feet to an iron pipe; thence with the Northeasterly line of said Lot 9, N. 40° 42' 55" West 188.00 feet to the point of beginning, containing 30,144 square feet, more or less, and being assessed as Lots 10, 11 and part of Lots 12 through 18, Good Hope Hills, Section 3

SAVING AND EXCEPTING from both parcels all that property described in a Deed to the State Highway Administration dated December 1, 1998 recorded in Liber 12645, Folio 507 containing a total of 10,778 square feet of land, more or less.

The property is improved by a one story (with basement) structure containing approximately 4,000 square feet (hereinafter referred to as "Mortgaged Property").

**CONDITIONS OF SALE**

1. The Mortgaged Property will be sold and conveyed subject to all matters of record, including without limitation, applicable easements, rights of way, covenants, conditions and restrictions, and environmental and other conditions and all applicable federal, state, local laws, ordinances, and regulations affecting the Mortgaged Property.

2. The Mortgaged Property will be sold subject to all matters known and unknown, in "AS IS, WHERE IS" condition, without recourse, representation or warranty. Neither the Trustees nor the noteholder, or their respective agents, successors or assigns (collectively, the "Selling Parties") make any representations or warranties, either express or implied, with respect to the Mortgaged Property, including, without limitation, the description, use, construction, physical condition, habitability, zoning, environmental condition, fitness for a particular purpose or merchantability of all or any part of the Mortgaged Property.

3. The Mortgaged Property is sold subject to all rights of tenants in the property, if any, and the Selling Parties shall not be required to deliver possession of the Mortgaged Property free and clear of any such tenancy at settlement.

**TERMS OF SALE**

A deposit of \$50,000.00 will be required. The deposit payable by cashier's or certified check will be required from the purchaser(s), other than the Noteholder, at the time and place of sale. The balance of the purchase price to be paid by cashier's or certified check at settlement which must occur within ten (10) days following final ratification of sale by the Circuit Court for Prince George's County, Maryland unless said period is extended by the Trustees, her successors or assigns, time being of the essence. Conveyance shall be by Trustee's Deed without covenant or warranty, express or implied. Settlement shall be held at the office of Meyers, Robbell & Rosenbaum, P.A., 6801 Kenilworth Avenue, Riverdale, MD 20737. Interest is to be paid on the unpaid purchase price at the rate of fifteen percent (15%) per annum. The Trustees reserves the right to waive the requirement of accrued interest on the purchase price if the Noteholder is the purchaser of the Mortgaged Property. All settlement costs, including but not limited to, recordation taxes and transfer taxes, if any, are to be paid by purchaser. Adjustment of all taxes, water, water rents, sewer rents, rental income, if any, and all other public charges payable on an annual, semi-annual, or quarterly basis shall be as of the date of sale and assumed thereafter by the purchaser. If Purchaser fails to settle within ten days of ratification, Purchaser agrees to pay attorneys' fees in the amount of \$750.00, plus costs, if the Trustees have moved to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of the sale. If Purchaser defaults under these terms, the deposit shall be forfeited. The Trustees may then resell the property at the risk and cost the defaulting purchaser.

If the Trustees cannot deliver marketable title, subject to tenancies and the rights of parties in possession, to the purchaser(s), the sole remedy of purchaser(s) in law or equity shall be limited to the return of the purchaser(s)' deposit. Purchaser agrees to pay \$295.00 at settlement to the Seller's attorney for review of the settlement documents and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

Robert H Rosenbaum  
Joseph B. Chazen  
Trustees

102620 (11-24,12-1,12-8)

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